

057.B

0001

0015.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

300,700 / 300,700

USE VALUE:

300,700 / 300,700

ASSESSED:

300,700 / 300,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

OWNERSHIP

Owner 1:	RYDER STREET LLC	Unit #:	15
Owner 2:			
Owner 3:			

Street 1: 46 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	DOLAN JEANNE M/TRUSTEE & -
Owner 2:	JONES BRIAN D/TRUSTEE -
Street 1:	9 RYDER ST # 15
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6012																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								136418
								GIS Ref
								GIS Ref
								Insp Date
								09/21/18

PREVIOUS ASSESSMENT								Parcel ID	057.B-0001-0015.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	292,300	0	.	.	292,300	292,300	Year End Roll	12/18/2019		
2019	102	FV	241,500	0	.	.	241,500	241,500	Year End Roll	1/3/2019		
2018	102	FV	197,900	0	.	.	197,900	197,900	Year End Roll	12/20/2017		
2017	102	FV	184,100	0	.	.	184,100	184,100	Year End Roll	1/3/2017		
2016	102	FV	184,100	0	.	.	184,100	184,100	Year End	1/4/2016		
2015	102	FV	181,700	0	.	.	181,700	181,700	Year End Roll	12/11/2014		
2014	102	FV	190,600	0	.	.	190,600	190,600	Year End Roll	12/16/2013		
2013	102	FV	190,600	0	.	.	190,600	190,600		12/13/2012		

SALES INFORMATION

TAX DISTRICT								PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
DOLAN JEANNE M/	69867-517		8/31/2017			315,000	No	No							
DOLAN JEANNE M,	63260-295		2/10/2014	Convenience		1	No	No							
MILNE DANIEL S	47066-218		3/8/2006			245,000	No	No							
HUNTER ELIZABET	43053-52		8/15/2004			216,000	No	No	Y						
	18642-330		10/1/1987			116,000	No	No							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2018										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Good														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Fppl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1969	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G19	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own: 4.409999847															
Lump Sum Adj:				Name: 6	- 6012														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	4	2	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	30 %					Plumbing:									
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Electric:							
Subfloor:				Basic \$ / SQ: 320.00				Rate				Heating:							
Bsmnt Gar:				Size Adj.: 1.33449233				Parcel ID				General:							
Electric: 3	- Typical			Const Adj.: 1.04957998				Typ				Totals	1	4	2				
Insulation: 2	- Typical			Adj \$ / SQ: 448.210				Date											
Int vs Ext: S				Other Features: 35752				Sale Price											
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 429618															
% Com Wall				Depreciation: 128885															
				Depreciated Total: 300732															
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 057.B-0001-0015.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			